

CITY OF ANGELS
PLANNING COMMISSION
SUMMARY MINUTES

**Special Meeting of Thursday March 29, 2012
City Fire House 1404 Vallecito Road
Angels Camp, California**

CALL TO ORDER

The meeting was called to order by Chairman Gary Croletto at 6:02 P.M.

DECLARATION OF CONFLICT OF INTEREST

ROLL CALL

Commissioners Present: Chairman Croletto, Vice-Chair Griffin, Commissioner Broeder,
and Commissioner Reesman

Commissioners Absent: Commissioner Rowe

Staff Present: Director of Planning & Building David Hanham

APPROVAL OF MINUTES

1. **Approval of the March 8, 2012 and March 29, 2012 will be reviewed at the April 12, 2012.**

PUBLIC COMMENTS

OPENED AT 6:03 P.M.

CLOSED AT 6:04 P.M.

PUBLIC HEARINGS

2. **Angels Creek Master Plan and Trail Review**

Planning Director Hanham presented the staff report, PowerPoint presentation and Resolution 2012-04 a Resolution of the Planning Commission recommending to the City Council approval of the Angels Camp Master Plan and Trail. Planning Director Hanham read into the record letters staff has received after the Planning Commission Agenda went out to the Commissioners.

PUBLIC HEARING OPENED 6:45 P.M.

Noel Umbrecht - 2403 Cuneo Road

Mr. Umbrecht stated that his concern is safety and that an EIR should be done before starting the south part of the trail. He believes that access to the creek is a good thing. Paradise One Waterfall (P1) and Paradise Two Waterfall (P2) are located on his property and worries about liability. Mr. Umbrecht stated that within the last three years he has run off six squatters. The project will cause a lot of work in these areas but the property is very nice. Mr. Umbrecht stated the land from Vallecito Road to Murphys Grade Road is bare and mostly grass land, but the land south towards the lake is very pretty. He believes that the line should follow the old Jones ditch

line because it is flat. Mr. Umbrecht stated that people should be able to enjoy the creek safely, be able to go to the bathroom, and have a place to throw away trash.

Romie Rolleri – Rolleri Bypass

Mr. Rolleri stated that the line that follows the bypass in the north won't ever happen and Kurt Drive is already planned to go through. Mr. Rolleri stated the City is wasting time and money and he believes that the City won't be able to find funding for the project. The City might get a grant to build the project but then it has to be maintained and policed.

Rusty Rolleri – Rolleri Bypass

Ms. Rolleri stated that it makes her sick to think what the City wants to do to her property and that the map doesn't show the pen stock water line that is a 50 foot easement. If the Rolleri family wants to develop this property it won't be done all at one time, but it will be done in sections, the road alone will be a huge cost. The project will be cut up into many pieces if the map stays the way it is today. Ms. Rolleri asked if the commissioners had this property would they want this trail running through their property?

Monica Parker Rolleri – Rolleri Bypass

Ms. Parker Rolleri stated when Mr. Hanham stated that the development of the Rolleri property would cover the cost of the trail within that area, what if that property is never developed, then there would be more cost for the trail itself. Ms. Parker Rolleri stated the Rolleri estate is already in dire straits money wise, they don't want to spend their money on the trail when they could spend their money on more important things.

PUBLIC HEARING CLOSED 6:50 P.M.

Commissioner Broeder stated he has property that runs along part of this trail, not as much as some people do. If anyone was at the City Council meeting last week they would have heard him rant about some of the complaints that everyone is talking about tonight. There is no trail now and he already has problems and if the City does the trail he believes that the problems will largely go away because it will be public and people act better in public than they do when they think no one can see them. Commissioner Broeder stated that he believes that the trail will be a benefit to him along his property and he is in favor of it there. On the Rolleri property the trail won't happen if development doesn't happen and that is up to the family. Commissioner Broeder stated that he is fine with the Kurt Drive being the main route.

Commissioner Reesman questioned staff why was the consultant told to develop the trail along someone's property that is adamant against the use of that property.

Planning Director Hanham stated that at the time discussions were taking place, the high school came into play so that there could be a connection point to the high school from Vallecito Road. The consultant had told the City from their experience doing these types of projects that people don't want a straight trail, they want to take different routes. Most of the trail already is public access, in terms of Rolleri Bypass and Murphys Grade Road. The committee wanted to have alternatives for different developments if Rolleri Ranch was sold or developed.

Commissioner Reesman stated that she has driven past the Rolleri Ranch all her life and has never seen a for sale sign, so doing something with the theory that someone is going to buy the property doesn't seem realistic to her and questioned if the Rolleri Family has submitted an application to develop that property.

Planning Director Hanham stated that the only thing that has been done is the alignment of Kurt Drive all the way to Murphys Grade Road. This trail alignment was based on the TAC committee and the workshops and all of the comments that were given to the City.

Commissioner Reesman stated that the City cannot put the trail where the red line is unless the Rolleri family agrees to it. Commissioner Reesman stated she lives on Finnegan and in the summer there is at least 100 people a day that walk down Finnegan. When she walks to Melones Lake she takes a trash bag with her to pick up trash that is left there from other people.

Commissioner Reesman stated that there are already people using the area towards the lake and it will make it better with a true trail and trash receptacles, on the upper part of the trail there is no one currently using it as a trail. Commissioner Reesman stated that she believes the trail would be very nice but she is not in favor of taking property owners rights away. There might be someone that neighbors public lands and the City needs to work with these people as much as possible.

Commissioner Griffin stated that she is concerned that it is against what the people want and if it is put in she is concerned about who is going to be cleaning and maintaining it, and the cost of doing so.

Planning Director Hanham stated that the trail won't be put in until the City has funding to build it and will require many steps because the trail property is not on all City property. These lines on the map are just potential paths but the City won't know until we start the process of the exact alignment on each section of the trail. On maintenance, there is no process in which this trail will be maintained. There are many options for the City to look at for funding including lighting districts, user fees, and friends of the trail, etc. This is a 15 to 25 year plan and this will allow the City to go after funding for the trail.

Chair Croletto stated that we have heard many complaints regarding N1, and no one for it. He believes that the commission should make N2 (Kurt Drive) the new N1. Planning is a long term process and most people here tonight won't even be around if and when this trail is built. The advantage of having this plan in place gives the City the opportunity to go after different funding including grants. He believes that N2 should become N1 also because a trail can be a big asset to a development. The first phase alone is 2.2 million dollars, and that funding is a long way off. Plans need to be shovel ready so the City can use the Master Plan to go after funding when it comes available.

Planning Director Hanham stated that if both N1 and N2 are in the plan, whether or not we switch them, just as long as both are shown in the plan it would give the developer options. There is some different options that the commission can choose to do, the first one is deny or approve as is the whole plan to the City Council, second is that you can recommend that a certain reach be taken out of the plan, third is approve or deny any of the reaches, and lastly you can change the alternatives from red to yellow.

Chair Croletto stated that everyone seems to be fine with the center section but when we go for funding the government wants to see the whole plan.

Commissioner Broeder stated that the commission could make both N1 and N2 yellow, or to switch them would be fine also. If both options were yellow then the developer could choose which one works best for him.

Commissioner Reesman stated having two alternates doesn't make sense and maybe the Kurt Drive option should be the preferred route with no alternative, and then take the other option out completely because there is so much opposition to it.

Chair Croletto stated that his opinion is that N2 stays and take N1 completely out of the plan and the final report will reflect these changes.


MOTION BY COMMISSIONER REESMAN AND DULY SECONDED BY COMMISSIONER BROEDER AND CARRIED 4-0-1 TO APPROVE RESOLUTION 2012-04 A RESOLUTION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE ANGELS CAMP MASTER PLAN AND TRAIL WITH AN AMENDMENT THAT N1 WILL BE DELETED AND THAT THE N2 LINE WILL FOLLOW THE KURT DRIVE ALIGNMENT TO MURPHYS GRADE ROAD AND THEN SOUTH TO THE HIGH SCHOOL.

MEETING WAS ADJOURNED AT 7:45 p.m.



Gary Croletto, Chairman

ATTEST:



Jennifer Preston, Deputy City Clerk
Minutes completed by tape recordings